



48 Springwood Crescent, Edgware, HA8 8SE
Guide Price £195,000

A One Bedroom Ground Floor Flat in the heart of Edgware.

Accommodation comprises One Bedroom, Reception Area, Bathroom and a separate kitchen.

Located on the popular Springwood Crescent Development with access to multiple road links, and local shopping at Glengall Road.

An early viewing is highly recommended via vendor's sole agents Benjamin Stevens.

Exterior



Bedroom



Kitchen



Living Room



Bathroom



Tenure

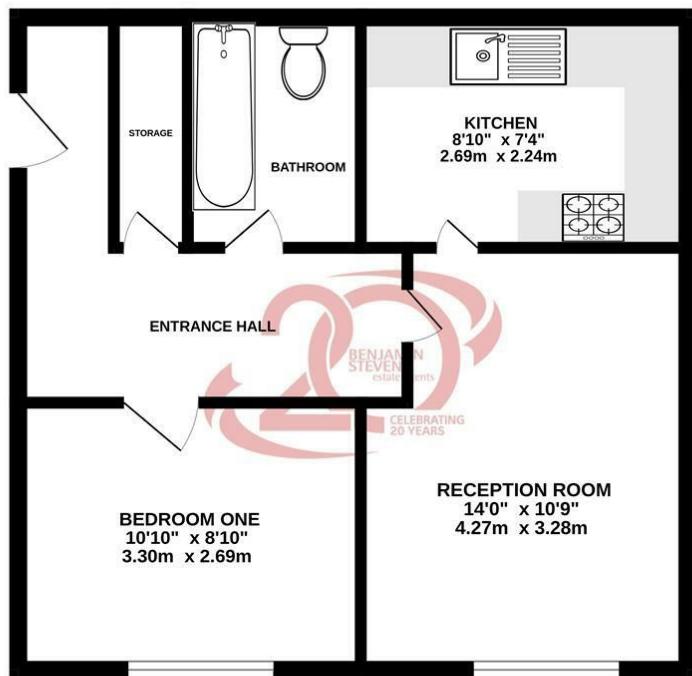
Lease- 86 Years Remaining

Ground Rent- £40PA

Service Charge- £2,400PA

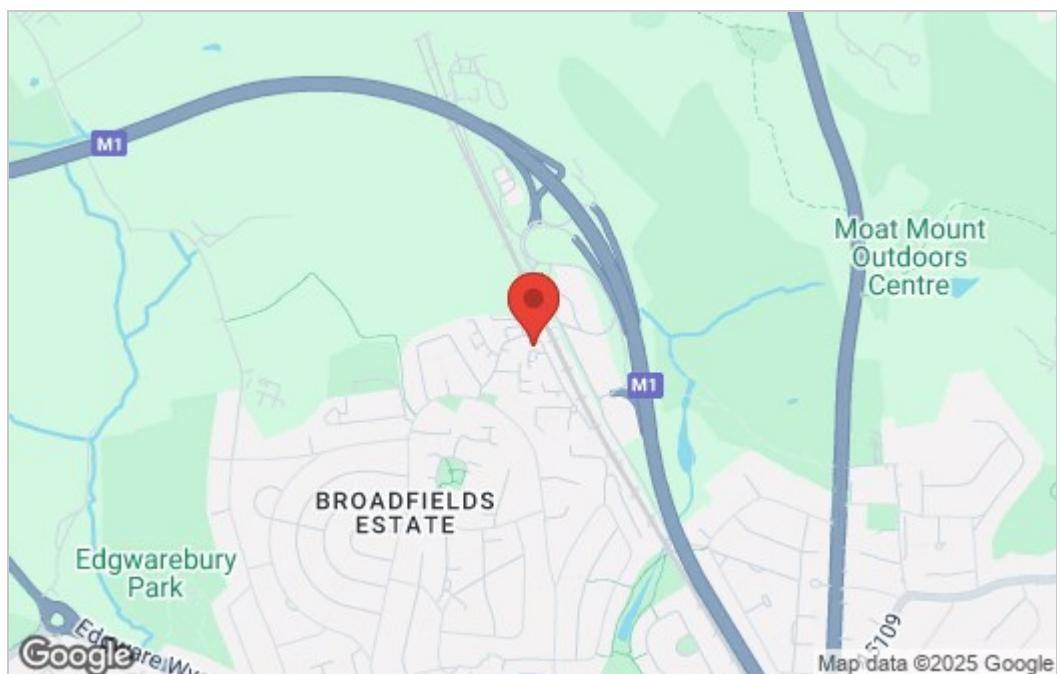
Floor Plan

GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA - 477 sq.ft. (44.3 sq.m.) APPROX.
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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